## PED-HRA INVEST SAINT PAUL WORK PLAN - August 8, 2007

Housing Evaluation	Partners	Action/Project - Quarterly updates	Product Need	8-2007 to 12-2010	Budget
				Outcome	
Evaluate and determine direction of treatment on Vacant	DSI, PED, CDC,	Monthly meeting to:	Administrative/Soft costs		Included under
Buildings	District Council	Prioritize block activities	for District Council &	1000	Community
		Discuss inspections & condition	CDC for outreach		Engagement
		Determine cost & feasibility			noted on Page 3
		Determine course of action			
Evaluate and determine direction of treatment on	DSI, PED, CDC,	Monthly meeting to:	Administrative/ Soft costs		Same as above
identified Blighted Properties back to Productive Use	District Council	Prioritize block activities	for District Council &	4000	
		Discuss inspections & conditions	CDC for outreach		
		Determine course of action			
		Properties to be reviewed and directed for some action		5000	

Improve & Preserve Homeowner Occupied Housing – Rehabilitation	PED, CDC, Owner, Lender, District Council, Counselors, Contractors  PED, Lenders, CDC, FHF	Block by Block Renewal  Identify property in foreclosure  Categorize by major, minor and moderate repair  Identify other property issues  Meet with property residents to determine issues/concerns  Determine extent of rehab needed and if feasible  Determine course of action  Determine product or program needed  Prioritize work from easy to difficult & move easy along first to show action  Work with family to move improvements forward and stabilize  Areas of concentrated foreclosures:	-Rehab (Loan & Grant) -Mortgage Funds -Equity Loans -Lead Removal Grants - Administrative/Soft costs	Outcome  157	Funding Needed Includes:  Rehab Ownership and Rental \$9,890,000  Mortgages, EPL, Value Gap, Marketing Incentives \$21,591,000
		Areas of concentrated foreclosures:			
Foreclosed Properties; Foreclosures in Process; to address Vacant or prevent vacancy in housing		Develop foreclosure data base Collect information from families considering rehabilitation Collect information from additional community outreach Collect date from lenders Issues to be address: Work with lenders to develop financing products that can help keep families in homes Work with FHF and foundations to secure equity participation loans to allow for affordable mortgages Work with lenders in bundling foreclosed properties and writing them down Work with lenders to bring additional financing funds Legislative issues on revised/new mortgage product	-Rehab (Loan & Grant) -Mortgage funds -Equity Loans - Value Gap funds -Construction funds -Lead Removal Grants -Incentive Marketing funds -Acquisition fund - Administrative/Soft costs	150	
Improve & Preserve Rental Housing	PED, DSI, CDC, District Council, Lenders Owners, Tenants,	Block by Block Renewal  Identify rental properties & owners Categorize by major, moderate or minor repair Prioritize properties for inspection Meet with owners & residents to determine issues/concerns and potential for participation Review inspection report to determine extent of rehab Determine extent of rehab needed and if feasible Determine course of action Determine product/program needed Prioritize work from easy to difficult & move easy along first to show action Work with owners to move improvements forward and stabilize, if willing Estimate of properties to be addressed by all partners	-Rental Rehab Loans & Grants -Mortgage funds -Interim Construction funds for rehab under the Tenant Remedy Act -Relocation funds - Administrative/Soft costs	95	\$31,481,000

Strategic Acquisition	Partners	Action/Project – Quarterly Updates	Product Needed	8-2007 to 12-2010	Budget
				Outcome	
Strategic Acquisition	PED, CDC, District Council,	Properties within concentrated areas of instability identified under the following:	-Acquisition fund		\$11,514,000
(Housing or Commercial)	Business organizations,	<ul> <li>Where acquisition will strengthen ownership and/or neighborhood stability</li> </ul>	-Rehab funds	35	
		<ul> <li>Where acquisition is part of an overall redevelopment strategy to protect City Investments</li> </ul>	-Demolition funds		
			- Interim Construction		
			fund		
			-Value Gap fund		
			- Mortgage fund		
		Estimate of properties to be addressed by all partners		35	\$11,514,000

Neighborhood Commercial Corridors	Partners	Action/Project - Quarterly Updates	Product Needed	8-2007 to 12-2010 Outcome	Budget
Neighborhood Commercial Corridors	Business organizations, CDC, PED, District Council, businesses, realtors	<ul> <li>Identify the use of the corridor (i.e destination or walkable retail/commercial)</li> <li>Identify main focal nodes on each corridor</li> </ul>			\$400,000
Address Vacant Buildings	Business organizations, PED, CDC, DSI, District Council, Realtors, Brokers, Consultant	Building analysis for marketing:  Evaluate as to functional obsolesce and cost of repairs to compete in the market place  Evaluate economic obsolesce, does the building appeal to businesses in market in these areas  Develop marketing plan with brokers, realtors, business associations, etc.  Evaluate information received from businesses, lenders, marketers as to what assistance is needed in the form of zoning, parking, financial products etc.  Identify a list of the players that could be of assistance lenders, programs, etc.	Administrative/Soft Costs - Professional Services - Commercial Rehab/Tenant Improvements	55	
Assist New & Existing Businesses Thrive	Owners, Lenders, PED, CDC, District Council, WIND	Existing Business analysis:  Meet with business owners, evaluate building and business related to growth or stability Evaluate information and determine where the needs are: training, employees, business planning, financing, parking, etc. Identify a list of the players that could be of assistance	-Administrative/Soft Costs -Technical Assistance - Strategic Investment fund - Commercial Rehab - Business Expansion	50	\$6,853,125
Business Programs	Business Owners, PED, CDC, Lender, District Council	Current identified needs:  • Façade Improvements through Business Incentive Fund  • Rehab gap financing for code upgrades (handicap accessibility, sprinklers, etc)  • Strategic Acquisition for parking and business expansion  • Installation of security lighting in parking areas per Design for Public Safety	-Commercial Rehab		
		Estimate of properties to be addressed by all partners		95	\$7,253,125

Infrastructure	Partners	Action/Project - Quarterly Updates	Product Needed	8-2007 to 12-2010 Outcome	Budget
Public Improvements	Public Works, District Council, Residents	<ul> <li>Street Paving Project between Rice &amp; Sylvan on Ivy, Hycinath, Orange and Hawthorne (2007)</li> <li>Sidewalks and lights from Front to Rose along Rice (2007)</li> </ul>	-Funded 2007		Funded by Public Works
Neighborhood Curb Appeal	District Council, Residents, PED, CDC	Build off City RSVP projects:  Schedule resident meetings in these blocks to determine area condition  Identify rehab needs and curb appeal activities to compliment City investment  Review information and consider what types of assistance might be needed  Develop action plan to move forward	-Housing Rehab -Commercial Rehab -Soft/Administrative Costs		Included under Community engagement on Page 3 & rehab covered within budgets identified

ISP Community Engagement needed to carry out activities	Partners	Action/Project - Quarterly Updates	Product Needed	8-2007 to 12-2010 Outcome	Budget
Community Outreach	CDC, District Council, PED	Increase working relationship with community:  House by house outreach Increase community meetings to raise involvement in ISP investment Inventory assets in the community (schools, churches, businesses, etc) and what they offer Inventory outside assets that are willing to bring and do activities in the areas (churches, foundations, etc)	-Administrative/Soft Costs for mailings, meetings, staff outreach		CDC & District Council \$1,141,875 PED \$2,700,000
Crime Prevention	CDC, District Council, Police, Businesses and Residents	Continue and expand Business Watch Programs     Include Design for Public Safety in site planning     Work closely with Crime free multi-housing program of     Police Department     Continue operation of God Squad and like activities	-Administrative/Soft Costs for mailings, meetings, staff outreach -Commercial Rehab funds for small offices		
Resident/Property hands on approach	District Council, DSI, CDC, PED	Resident/community involvement:  Work with community to understand new Certificate of Occupancy ordiance for 1 & 2 units  Work with community to understand interpretation of inspection standards and process (Chapter 34)  Community is working on standards for alley & fencing appearance and overall housing appearance to see if they are addressed by Chapter 34	Administrative/Soft Costs for mailings, meetings, staff outreach		
Training /Counseling Programs	District Council, CDC, Lenders, Various Counseling organizations	Organize community meetings concerning foreclosure, lending, financial counseling, homeowner training, job training & advancement landlord and tenant training     Community outreach to develop intense training on refinancing, foreclosure counseling, financial management, post homeownership	Administrative/Soft Costs for mailings, meetings, staff outreach, counseling agencies		\$250,000

		issues. etc.		
Volunteerism, Job Training Opportunities, Youth Involvement	District Council, CDC, PED, Churches, businesses, foundations, residents, youth, contractors	Develop working relationships to undertake jobs that both improve neighborhood and builds community by:  Repair of retaining walls in full block area  Vacant lot clean-up and flower gardens  Alley and block clean-ups  Minor paint up fix up areas  Assistance for elderly in yard maintenance  Mentoring	Administrative/Soft Costs for mailings, meetings, staff outreach	\$250,000
		Estimate of Total Costs for ISP Administration Activities		\$4,341,875
Development Funding Strategy		<ul> <li>Develop funding strategy between PED, CDC, LISC, Lenders, MHFA, FHF and other State, Federal and Philanthropic foundations to pay for activities in Invest Saint Paul Areas outlined above.</li> <li>Secure initial agreement between partners for funding</li> <li>Hold meetings as necessary</li> <li>Get a City and HRA resolution supporting and funding Invest Saint Paul Initiative</li> </ul>		

Projects	Partners	Action/Project - Quarterly Updates	Timeline	8-2007 to 12-2010 Outcome	Budget
Winnipeg	SPARC, PED. District 6	Status of Housing Site on Rice Street:  HRA and SPARC have acquired entire site HRA/PED and SPARC have submitted DEED application for clean-up Funding request to HRA		52 rental units 5000 sq/ft commercial space	\$3,400,000
Payne-Phalen Redevelopment Area	PED, ESNDC, Developer, Businesses, District 5	Status of mixed use of property on Payne:  Phase I - complete  Phase II - Whitall Townhomes (22 units) has cleared site for development start  Phase III - HRA has acquired 844-854-856 Payne  Demolition of Payne properties		8 owner units 3 vacant commercial demolished	To be determined
Payne-Maryland	Parks & Rec., Library, Merrick Center, District 5, Arlington Hills Church, Public Works, Businesses, adjacent property owners	Planning process is underway between Parks & Recreation, Public Works, Library, Merrick Center, Arlington Hills Lutheran Church, several businesses, with community involvement to discuss the possibility of a new community multi-use facility with other development compliments  City Council has passed resolutions approving participation in this process			To be determined
Hospital Linen	Developer, PED, District 4, HPC	Status of mixed use site:  HRA and 7 <sup>th</sup> Street Partners have assembled the site  HRA/PED and 7 <sup>th</sup> Street Partners have submitted DEED application for clean-up (perc-drycleaning)			\$2,500,000
Hamms Site	Developer, PED, District 4, Hamms Task Force	Status of site:  Asian Pacific Cultural Center (APCC) has been designated tentative developer  APCC/City received approval from State for \$400,000 planning grant  HRA/PED is having over 80 tanks removed from the site  HRA/PED will be moving forward with demolition 3 buildings on site			\$ 800,000
208 Bates	PED, DBNHS, District 4, HPC	Status of Housing site:  HRA has acquired vacant building Property is part of a larger site assembly to be developed Analysis of building condition for HPC			\$ 500,000
Smith Development	Fort Road Federation, District 9, PED	Status of Housing Site:      Federation and HRA acquire vacant buildings     Property is part of a larger site as assembly     Request for LIHTC in 2008			\$2,000,000
NE Corner of University/Dale	PED, GFCDC, District 7	Status of Mixed Use site:  Partial site assembly complete – acquired 3 properties Relocate Police Station to Hamline/St. Anthony Complete Site Assembly & demolish		40 units of rental senior housing & 17,000 sq.ft commercial space	\$3,400,000
		Project Costs			\$12,400,000
Grand Total of Work Plan					\$66,990,000